

Request for Sealed Bids
Sale of 3,264 Square Foot Office Building
877 Broadway
East Providence, RI
SPLP No. 100

The State of Rhode Island, acting through the Department of Administration's Division of Purchasing, requests sealed bids for the sale of excess property owned by the Department of Labor and Training. The subject office building is located on a 9,907 square foot lot in a commercial C-1 zone with on site parking for approximately ten vehicles. The municipal plat reference is AP206, BLK11, lot 31.

The building is a single story, brick and cinder block construction built circa 1974. It measures 68' by 48', has a full unfinished basement, tar and gravel flat roof with a modern glass walled entry. The building has interior and exterior access to the basement. The HVAC system is gas fired.

The City of East Providence tax assessment is as follows:

Land	\$77,700
Improvements	<u>194,500</u>
Total	\$272,200

The property will be sold on an "as is" basis by Quit Claim Deed. No warranty of title or ownership of the property will be issued by the State. The State of Rhode Island makes no guarantee or warranty that the building including any heating, air conditioning, electrical, alarm, water and sewer systems, and any other utilities formerly serving the property are functioning, or are repairable, or will function upon repair, or are in compliance with any applicable local, State or Federal ordinances or laws. The State will pay no broker's fee, finder's fee, commission, or other compensation to any party claiming to counsel or represent any bidder regarding the sale of this property.

If applicable, the selected bidder will indemnify, save harmless and defend the RI Department of Labor and Training and the State of Rhode Island from any claim or claims arising from the discovery, uncovering, finding, transportation, storage and disposal of any oil, hazardous material, hazardous waste or other hazardous substance, as those terms are defined by any applicable law, rule, or regulation, including but without limitation, the Rhode Island Hazardous Waste Management Act, Rhode Island General Laws Section 23-19.1-1 et seq., The Rhode Island Rules and Regulations for Hazardous Waste Management (2002)., the Oil Pollution Control Act, Rhode Island General Laws Section 46-12.5-1 et seq., the Comprehensive Environmental Response, Compensation and Liability Act, as amended, 42 U.S.C. 9601 et seq., and the Resource Conservation and Recovery Act, 42 U.S.C. 6901 et seq., attributable to the selected buyer subsequent to the date the property is conveyed to the selected buyer arising under the Rhode Island General Laws, Section 23-19.1-1 et seq., as amended or otherwise and Rhode Island General Laws, Section 46-12.5.1-1 et seq., as amended or otherwise.

All costs associated with responding to this Request for Sealed Bids and/or producing written and oral clarification of its contents will be the responsibility of the bidders. The State will assume no responsibilities or liabilities for these costs. Any property taxes,

sewer fees, water bills and or assessments due from the date of closing to the end of the year shall be the responsibility of the purchaser.

No environmental analyses of the subject property have been conducted. The State makes no assertions or warranties regarding the presence, if any, or absence of asbestos, lead, chemicals, hydrocarbons or other hazardous materials on the property.

Affidavits and Disclosures

- Bids must include an Affidavit of Non-Collusion (attached) stating that neither the bidder nor their agents, nor any other party for them, has paid or agreed to pay any money or valuable consideration, directly or indirectly, to any person, firm or corporation for assistance in procuring or attempting to procure the bid award herein contemplated.
- Bids must include an Affidavit of Non-Conviction (attached) stating that neither the bidder nor any of their officers, members, directors, partners or any of their employees directly involved in obtaining or performing business with public bodies have been convicted of or have had probation before judgment or have pleaded nolo contendere to a charge of bribery, attempted bribery or conspiring to bribe in violation of the Rhode Island General Laws or the law of any other State or the Federal Government.
- In accordance with the Rhode Island General Laws, 1956, as amended, Section 7-1.1-99, no foreign corporation has the right to transact business in the State until it has procured a Certificate of Authority to do so from the Office of the Secretary of State. If applicable, a copy of the bidder's Certificate of Authority MUST be included with their bid.
- Corporations and partnerships are required to submit with their proposal a Certificate of Disclosure of Corporation or Partnership (download forms at www.statepropertiescommittee.ri.gov) listing the name and address of principal officers, partners or members.

The State reserves the right to reject any and all bids and to waive any informality if deemed to be in the best interest of the State. No consideration will be given to bids that are inconsistent with the information required in this specification. The bid will not be awarded to an entity that is in arrears or in default to the State of Rhode Island upon any obligation to the State, tax or contract, or that is a defaulter in surety, or that has failed to perform faithfully any previous contract with the State of Rhode Island.

Additions or deletions to this specification will be made known to all bidders via written addenda. The State will not be responsible for any oral instructions.

Bids must be completed and signed in ink by the bidder or their representative. Corporations, partnerships, or other business entities responding to this bid must include

a certificate of authority attesting that the individual signing on their behalf was duly empowered to do so.

Bids must be accompanied by surety in the amount of five percent (5%) of the total bid offering. Surety may be in the form of:

- A certified or cashier's check made payable to the "General Treasurer: State of Rhode Island".
- A bid bond payable to "General Treasurer: State of Rhode Island". Bid bonds must be underwritten by surety companies authorized and licensed to do business in the State of Rhode Island.

The State reserves the right to retain the sureties of all bidders until the successful bidder has received notice of bid acceptance at which point sureties will be returned to all bidders. All surety companies must be listed with the Department of the Treasury, Fiscal Services, Circular 570 (latest revision published by the Federal Register). The State reserves the right to retain the successful bidder's surety should circumstances not created by the State arise after final bid acceptance affecting completion of the sale, or execution of a deed of conveyance or closing thereon. The surety of the selected bidder will be returned and released by the State upon the closing on the property with the selected bidder.

Bids will be considered to be firm and fixed. The State reasonably expects to receive fair market value for the sale of the property. Successful bidder must be prepared to complete the sales transaction, including payment of the outstanding balance, within sixty (60) days of formal notification of acceptance of an offer by the State.

Bids misdirected to other locations or which otherwise are not received by the State's Division of Purchases by the established date and time, for any cause, will be determined to be late and will not be considered. The official time clock for the purpose of registering the arrival of a document is the reception area of the Department of Administration (DOA), Division of Purchases, One Capitol Hill, Providence, Rhode Island.

SCHEDULE

Pre-Bid

Pre-bid Property Inspection: A pre-bid property inspection will be held on site on Wednesday, October 26, 2005 at 1:30 P.M. Prospective bidders or their representatives are urged to attend this pre-bid property inspection. Oral questions concerning this bid will not be answered at this site inspection. Written responses will be provided to all attendees.

Questions and Information

All questions and requests for additional information concerning this Request for Sealed Bids should be made in writing no later than November 2, 2005 and directed to:

Robert E. Christie
Assistant Director
R.I. Department of Labor and Training
1511 Pontiac Avenue
Cranston, RI 02920
Phone Number: (401) 462-8181
Fax Number: (401) 462-8145
E-mail: rchristie@dlt.state.ri.us

Questions will be responded to by November 10, 2005. **Please be advised that all questions and answers shall be shared with all potential bidders not just the potential bidder making the inquiry.**

Bid Opening

All bids must be received no later than 10:00 A.M. on November 18, 2005 at:

**Department of Administration
Division of Purchasing – Second Floor
One Capitol Hill
Providence, RI 02908**

Bids will be opened and read only at this time.

**PLEASE NOTE: BIDS WILL NOT BE ACCEPTED AT THE DEPARTMENT OF
LABOR AND TRAINING.**

BID FORM

RI Department of Administration/Division of Purchasing

Sale of Office Building
877 Broadway, East Providence, RI
SPLP No. 100

Envelopes transmitting bids must be entitled on the outside: SPLP No. 100, Sale of Office Building, 877 Broadway, East Providence, RI.

Bid Opening

All bids must be received no later than 10:00 A.M. on November 18, 2005 at:

Department of Administration
Division of Purchasing – Second Floor
One Capitol Hill
Providence, RI 02908

Please make your bid for the property on the lines below: (Indicate the dollar amount of the bid in words and numerals.)

_____ \$ _____

BY: _____ Title _____

Signature: _____

Name of Entity: _____

Address: _____

Type of Entity: (Corp, LLC, Sole Prop., Partnership, etc.) _____

Telephone Number: _____

E-mail _____

AFFIDAVIT OF NON-COLLUSION

I, _____ of _____,

_____,
(city/town)

_____,
(state)

being of lawful age, duly sworn, state that I am an Agent authorized by the Bidder to submit the attached bid on the Bidder's behalf. That the bid filed herewith is not in the interest of or on the behalf of any undisclosed person, partnership, company, association, organization, limited liability company or corporation. That such bid is genuine and not collusive or sham; that said bidder has not, directly or indirectly induced or solicited any other bidder to put in false or sham bid, and has not, directly or indirectly, colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid or that anyone shall refrain from bidding. That said bidder has not in any manner, directly or indirectly sought by agreement, communication or conference with any party to fix the bid of said bidder or any other bidder, or fix any overhead, profit, or cost element of such bid price of said bidder or any other bidder, or to secure any advantage against the State or anyone interested in this bid for the office building located at 877 Broadway, East Providence, Rhode Island. That the bidder has not been a party to any collusion with any official or employee of the Rhode Island Department of Labor and Training as to quantity, quality, or price of the prospective bids. That there has been no discussion between bidder and any official or employee of the Rhode Island Department of Labor and Training concerning exchange or money or other things of value for special consideration in submitting a sealed bid. That all statements contained in such bid are true; that bidder has not directly or indirectly submitted his bid price or any breakdown thereof of the contents thereof, or divulged information to date relative thereto to other parties.

Bidder: _____

Signed and swore before me this ____ day

By: _____

of _____, 2005.

Name: _____
(typed or printed)

Notary Public

Title: _____

My Commission expires _____

Date: _____

Affix Seal

AFFIDAVIT OF NON-CONVICTION

I HEREBY AFFIRM THAT:

I am the _____ and the duly authorized representative of _____ and that I possess the legal authority to make this Affidavit on behalf of myself and the business for which I am acting.

I FURTHER AFFIRM THAT: Neither I, nor to the best of my knowledge, information and belief, the above business as above-described in this bid, or any of its officers, directors, partners, members or any of its employees directly involved in obtaining or performing contracts with public bodies, have been convicted of, or has had probation before judgment or has pleaded nolo contendere to a charge of bribery, attempted bribery, or conspiracy to bribe in violation of Rhode Island State Law or the law of any other state or the Federal Government. (Indicate below the reason(s) why affirmation cannot be given and list any conviction, plea or imposition of probation before judgment with the date, court, official or administrative body, sentence or disposition, name(s) of person(s) involved, and their current positions and responsibilities with the business.)

I FURTHER AFFIRM THAT: Neither I, nor to the best of my knowledge, information, and belief, the above business, or any of its officers, directors, partners, members, or any of its employees directly involved in obtaining or performing contracts with public bodies, has:

Been convicted under state or federal statute of a criminal offense incident to obtaining, attempting to obtain, or performing a public or private contract, fraud, embezzlement, theft, forgery, falsification or destruction of records, or receiving stolen property;

Been convicted of any current violation of a state or federal antitrust statute;

Been convicted under the provisions of Title 18 of the United States Code for violation of the Racketeer Influenced and Corrupt Organization Act, 18 U.S.C. §§1961, et seq., or the Mail Fraud Act, 18 U.S.C. §§1341, et seq., for acts arising out of the submission of bids or proposals for a public or private contract;

Been convicted of conspiracy to commit any act or omission that would constitute grounds for conviction or liability under any law or statute described in subsection (a), (b), (c), or (d) above,

Admitted in writing or under oath, during the course of an official investigation or other proceedings, acts or omissions that would constitute grounds for conviction or liability under any law or statute described above, except as follows (indicate reasons why the affirmation cannot be given, and list any conviction, plea, or imposition of probation before judgment with the date, court, official or administrative body, the sentence or disposition, the name(s) of the person(s) involved and their current positions and responsibilities with the business, and the status of any debarment):

I DO SOLEMNLY DECLARE AND AFFIRM UNDER THE PENALTIES OF PURJURY THAT THE CONTENTS OF THIS AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Proposer: _____

Signed and swore before me this ____ day

By: _____

of _____, 2005.

Name: _____
(typed or printed)

Notary Public

Title: _____

My Commission expires _____

Date: _____

Affix Seal